

**AMENDMENTS TO THE CLAIMS**

**This listing of claims will replace all prior versions and listings of claims in the application:**

**LISTING OF CLAIMS:**

1-20. (canceled)

21. (currently amended): A computer implemented system for securing commissions in a real estate rental transactionmethod, comprising:

obtaining information relating to a plurality of properties available for fixed term rental, establishing a rental transaction fee to be paid by the lessor of said properties and creating a database of said properties;

creating, at a real estate host computer, a client profile relating to a user, said profile including any known current rental occupation by said user of any property in said database;

receiving, from the said user, rental property search criteria;

retrieving from said database, apartment property descriptions related to apartments matching properties corresponding to said the rental property search criteria, including a brief narrative, and one or more photographs for display to the user;

receiving confirmation from said that the user that said user has engaged in a rental agreement having a fixed occupancy duration to rent one of said properties, other than one of said known current rental occupation properties rented one of the apartments;

collecting, from a lessor of the apartment said property, said a transaction fee after said confirmation; and

paying ~~the~~said user a rebate amount that has a predetermined, fixed value after said confirmation.

22. (currently amended): The ~~real-estate rental method~~system as set forth in claim 21, further comprising assigning the user a discount code, associated with a selected one of the ~~apartment~~properties, wherein the discount code is used when the rebate is obtained.

23. (canceled).

24. (currently amended): The ~~real-estate rental method~~system as set forth in claim 21, further comprising collecting, from the lessor of the ~~property~~apartment, a hosting fee for hosting a website listing of the ~~property~~apartment.

25. (currently amended): The ~~real-estate rental method~~system as set forth in claim 21, further comprising collecting, from the user, qualifying financial information; and allowing the lessor to view the qualifying financial information of the user.

26. (new): A computer implemented method for securing commissions in a real estate rental transaction, comprising:

obtaining information relating to a plurality of properties available for fixed term rental, establishing a rental transaction fee to be paid by the lessor of said properties and creating a database of said properties;

creating, at a real estate host computer, a client profile relating to a user, said profile including any known current rental occupation by said user of any property in said database;  
receiving, from said user, rental property search criteria;  
retrieving from said database, property descriptions related to properties corresponding to said rental property search criteria, including a brief narrative, and one or more photographs for display to said user;  
receiving confirmation from said user that said user has engaged in a rental agreement having a fixed occupancy duration to rent one of said properties,  
determining if said agreement property is one of said known current rental occupation properties;  
collecting, from a lessor of said property, said transaction fee after said confirmation and determination; and  
paying said user a rebate amount that has a predetermined, fixed value said confirmation.

27. (new): A computer implemented system for securing commissions in a real estate rental transaction, comprising:

a database of information relating to a plurality of properties available for fixed term rental, with associated rental transaction fees to be paid by the lessor of said properties;

a real estate host computer for receiving a client profile relating to a user, said profile including any known current rental occupation by said user of any property in said database;

a user interface for receiving, from said user, rental property search criteria;

property descriptions for retrieval from said database when corresponding to said rental property search criteria, including a brief narrative, and one or more paragraphs for display to said user;

a transaction fee collected from a lessor of said property after receipt of confirmation from said user that said user has engaged in a rental agreement having a fixed occupancy duration to rent one of said properties, other than one of said known current rental occupation properties;

a user rebate having a predetermined, fixed value paid after said confirmation.